

**CULTURAL RESOURCE EVALUATION OF THE SETTLERS POINT  
PROPERTY COUNTY OF SAN DIEGO, CALIFORNIA  
(TM5423, REZ 05-004; Log No. 05-19-009)**

Submitted to:

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March 2006

USGS quadrangle:

El Cajon 7.5' Quad

Acreage:

22.2 acres

Keywords:

San Diego County; El Cajon quadrangle; archaeological survey; Township 15 South, Range  
1 East, unsectioned

## NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Report Date: September 2005  
Report Title: Cultural Resource Evaluation of the Settlers Point Property, County of San Diego, California  
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Submitted to: County of San Diego, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123, (858) 694-2981  
Contract No.: Affinis No.2024  
USGS quadrangles: El Cajon (7.5' series)  
Acreage: 22.2 acres  
Keywords: San Diego County; El Cajon quadrangle; archaeological survey; Township 15 South, Range 1 East, unsectioned

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## MANAGEMENT SUMMARY

The Settlers Point property is located in the Lakeside area of eastern San Diego County. The project area is bordered by Business Route 8 to the south, Vanguard Place on the east, and Wellington Hill Drive to the north. The applicant proposes to subdivide the 22.2 acre property into three residential lots—one single family residential lot, one HOA lot, and one multifamily condominium lot. The multifamily condominium lot will be developed with 238 residential units, including both triplex and townhome units. Both active and passive recreation areas will be provided. No cultural resources had been recorded on the subject property prior to this survey, but a house on the property dates back to before 1928, based on examination of aerial photographs made in that year. Affinis conducted an archaeological survey of the property in September 13, 2005, and no cultural resources were identified. Ground visibility was extremely poor during the survey over much of the parcel as a result of thick vegetation. On February 17, 2006, the project Historian and the Principal Archaeologist examined the house. Data gathered during the site visit, combined with historic research, led to the conclusion that the site is not an important historical resource and that it is not eligible for the California Register of Historic Places. The project is expected to have no effect on archaeological resources. Since effects on cultural resources are not anticipated, no mitigation measures are necessary. Because ground visibility was poor during the survey, monitoring of grading is recommended.

## **I. INTRODUCTION**

Affinis archaeologists conducted a cultural resources survey of the Settlers Point property (Figures 1 and 2) for Centex Homes' San Diego Division. This report describes the methods used on that survey, results of a previous survey, and the results of Affinis' effort. Consideration of cultural resources is required under the provisions of the California Environmental Quality Act (CEQA) and the regulations of the County of San Diego.

## **UNDERTAKING INFORMATION**

The applicant proposes to develop a residential subdivision, as illustrated in Figure 3. The applicant proposes to subdivide the 22.2 acre property into three residential lots—one single-family residential lot, one HOA lot, and one multifamily condominium lot. The multifamily condominium lot will be developed with 238 residential units, including both triplex and townhome units. Both active and passive recreation areas will be provided.

Access to the property will be provided from Old Highway 80 by a private driveway. A second access point will be provided at Wellington Hill Drive. Access to the proposed single-family residential lot will be from Wellington Hill Drive.

The archaeological project consisted of a survey to assess the presence and significance of cultural resources that would be affected by development of the property. G. Timothy Gross served as the project manager/project archaeologist. This report addresses the methods and results of the survey.

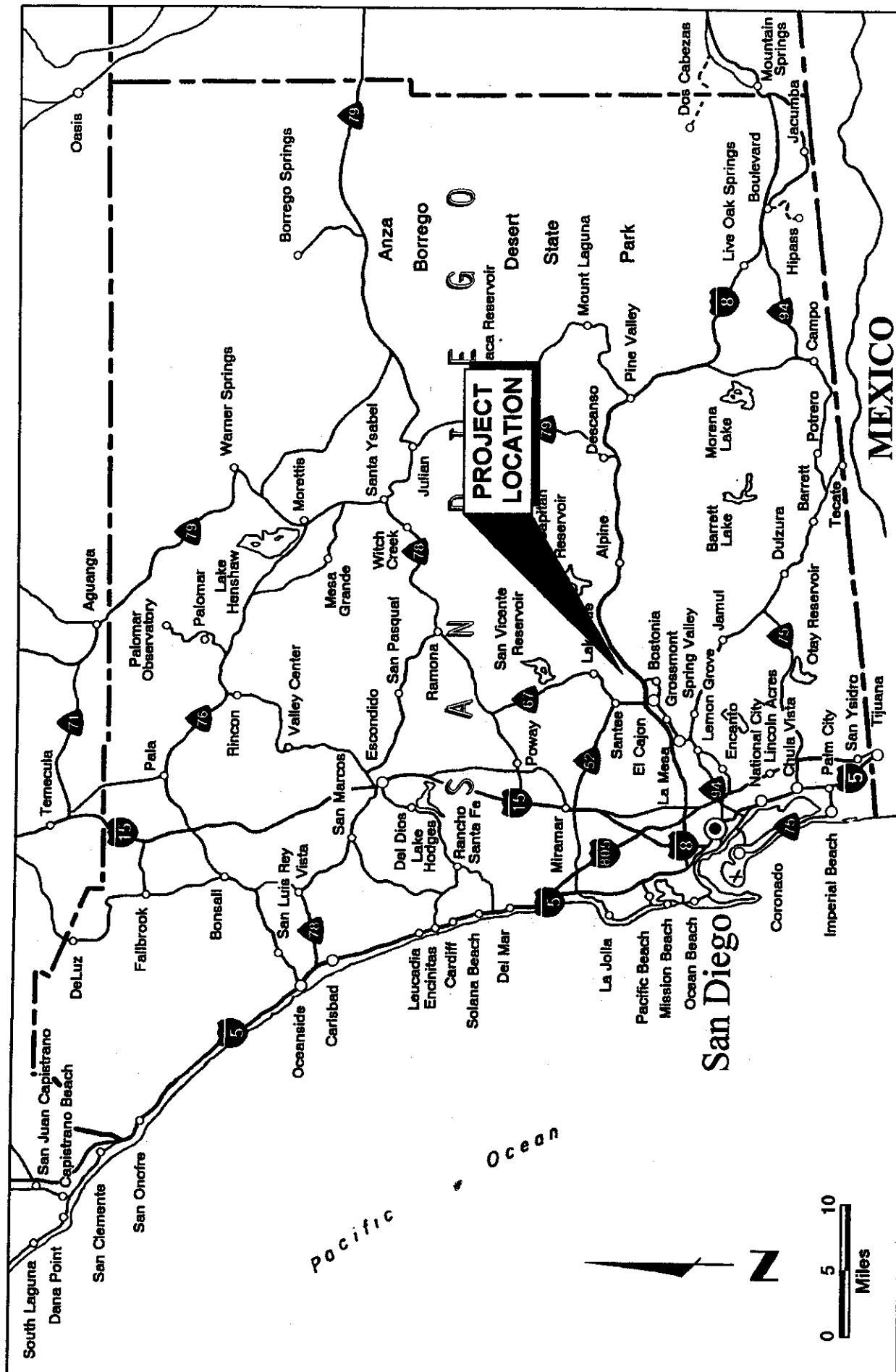
## **PROJECT LOCATION**

The Settlers Point property is located in the Lakeside area of eastern San Diego County (Figure 1). The parcel is bordered by Business Route 8 on its southern side, two miles south of Lakeside town center (Figure 2). The property is bounded on the east by Vanguard Place and on the north by Wellington Hill Drive. The project area is in an unsectioned portion of Township 15 South, Range 1 East, on the USGS 7.5' El Cajon quadrangle (Figure 2).

## **II. SETTING**

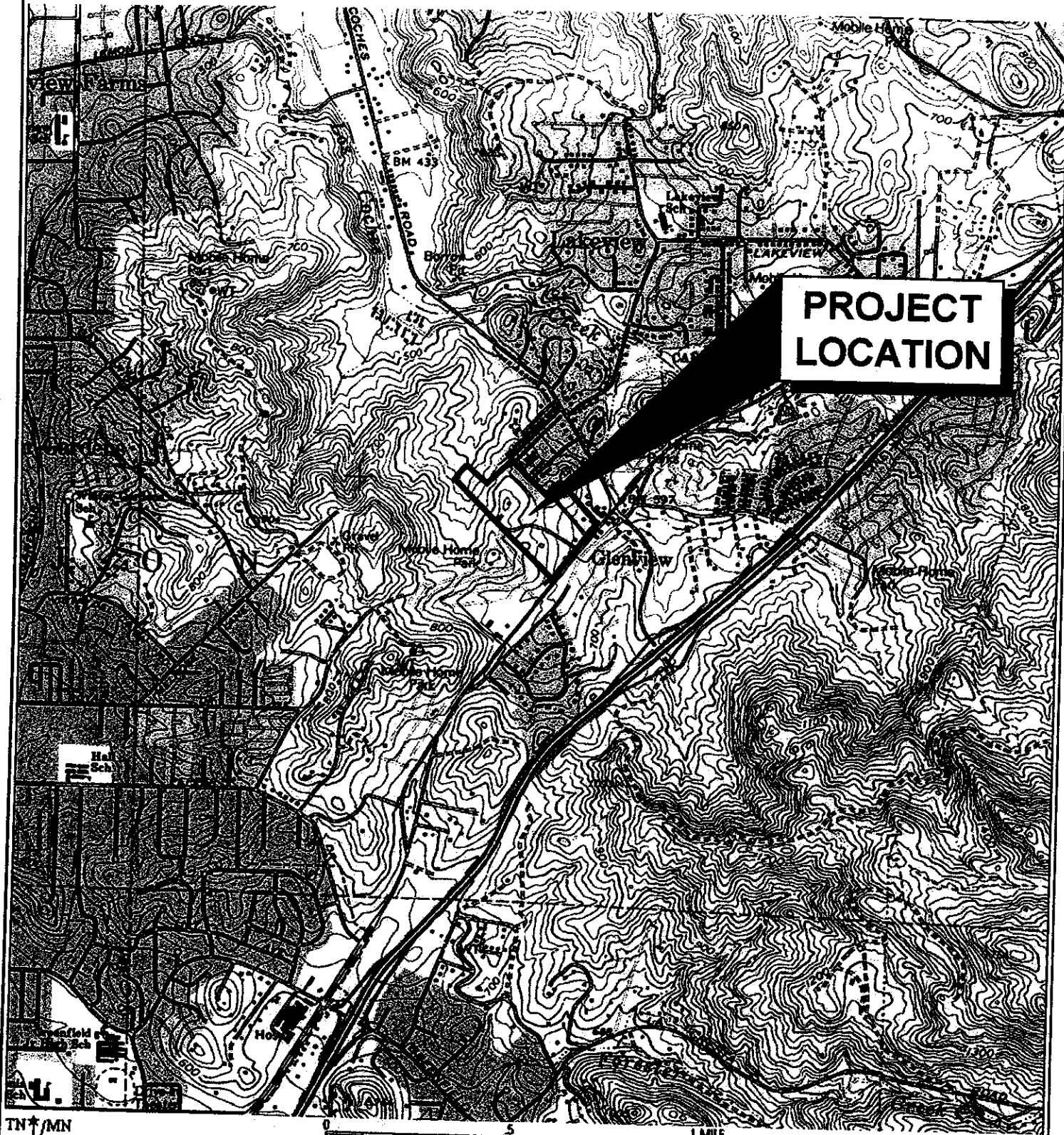
### **PHYSICAL AND BIOLOGICAL ENVIRONMENT**

The project area is in the foothills of San Diego County, where the climate is characterized as Mediterranean hot summer (Griner and Pryde 1976:Figure 3). Average annual temperatures range from a January low of 38° F to a July high of 90° F, and annual rainfall averages around 18 inches (Griner and Pryde 1976:Table 3.1).



### Regional location in San Diego County

**Affinis**  
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TN MN  
13°

0 1000 FEET 0 500 1000 METERS  
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Shadow Valley Center  
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El Cajon, CA 92019

Project location on the USGS  
7.5' El Cajon quadrangle

Figure 2





**Shadow Valley Center**  
847 Jamacha Road  
El Cajon, CA 92019

**Figure 3**

The project area consists of a series of rolling foothills that steadily gain elevation to the north. (Figure 2). Elevation ranges from 625 ft above mean sea level (AMSL) in the southern portion of the property to roughly 750 ft AMSL in the northern portion.

The project area is underlain by Mesozoic granitic rocks (Strand 1962). The U.S. Soil Conservation Service (Bowman 1973) has mapped the southern portion of the project as Fallbrook-Vista sandy loam, 5 to 9 percent slopes. The middle section of the project includes Fallbrook-Vista sandy loam, 15 to 30 percent slopes. The northern and steepest section of the project includes Vista coarse sandy loam, 15 to 30 percent slopes. Los Coches Creek at its closest point is about 700 feet east of the project's eastern boundary and would have provided a reliable water source.

The soils mapped within the and adjacent to the property generally support vegetation of "annual grasses, oak or broadleaf chaparral, and intermittent areas of chamise" and other chaparral shrubs such as buckwheat and sumac (Bowman 1973: 46, 82). In the project area, this holds true for areas that were not previously disturbed by agricultural practices. Thick, non-native grasses were predominant in areas that had evidence of previous agricultural use. Many of the native species occurring in the project area and its immediate vicinity are known to have been used by native inhabitants of the area for food, medicine, tools, ceremonial and other uses (see Christenson 1990; Hedges and Beresford 1986; Luomala 1978).

## **CULTURAL ENVIRONMENT**

### **General Culture History**

Several summaries discuss the prehistory of the San Diego region and provide a background for understanding the archaeology of the general area surrounding the project. Brian Fagan's recent (2003) popular book about California prehistory covers the entire state, but its discussions of the San Diego area are weak. Moratto's (1984) review of the archaeology of California contains important discussions of Southern California, including the San Diego area. Chartkoff and Chartkoff's (1984) often overlooked book on California prehistory provides some important insights. Papers by Bull (1983, 1987), Carrico (1987), Gallegos (1987), and Warren (1985, 1987) provide summaries and interpretations of local archaeology.

Carter (1957, 1978, 1980), Minshall (1976) and others (e.g., Childers 1974; Davis 1968, 1973) have long argued for the presence of Pleistocene humans in California, including the San Diego area. The sites identified as "early man" are all controversial. Carter and Minshall are best known for their discoveries at Texas Street and Buchanan Canyon. The material from these sites is generally considered nonartifactual, and the investigative methodology is often questioned (Moratto 1984).

The earliest accepted archaeological manifestation of native Americans in the San Diego area is the San Dieguito complex, dating to approximately 10,000 years ago (Warren 1967). The San Dieguito complex was originally defined by Rogers (1939), and Warren published a clear synthesis of the complex in 1967. The material culture of the San Dieguito complex consists primarily of scrapers, scraper planes, choppers, large blades, and large projectile points. Rogers considered crescentic

stones to be characteristic of the San Dieguito complex as well. Tools and debitage made of fine-grained green metavolcanic material, locally known as felsite, were found at many sites which Rogers identified as San Dieguito. Often these artifacts were heavily patinated. Felsite tools, especially patinated felsite, came to be seen as an indicator of the San Dieguito complex. Until relatively recently, many archaeologists felt that the San Dieguito culture lacked milling technology and saw this as an important difference between the San Dieguito and La Jolla complexes. Sleeping circles, trail shrines, and rock alignments have also been associated with early San Dieguito sites. The San Dieguito complex is chronologically equivalent to other Paleoindian complexes across North America. San Dieguito material underlies La Jolla complex strata at the C. W. Harris site in San Dieguito Valley (Warren, ed. 1966).

The traditional view of San Diego prehistory has the San Dieguito complex followed by the La Jolla complex at least 7000 years ago, possibly as long as 9000 years ago (Rogers 1966). The La Jolla complex is part of the Encinitas tradition and equates with Wallace's (1955) Millingstone Horizon. The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto 1984:147). "Crude" cobble tools, especially choppers and scrapers, characterize the La Jolla complex (Moriarty 1966). Basin metates, manos, discoidal, a small number of Pinto series and Elko series points, and flexed burials are also characteristic.

Warren et al. (1961) proposed that the La Jolla complex developed with the arrival of a desert people on the coast who quickly adapted to their new environment. Moriarty (1966) and Kaldenberg (1976) have suggested an in situ development of the La Jolla people from the San Dieguito. Moriarty has since proposed a Pleistocene migration of an ancestral stage of the La Jolla people to the San Diego coast. He suggested this Pre-La Jolla complex is represented at Texas Street, Buchanan Canyon, and the Brown site (Moriarty 1987).

In recent years, archaeologists in the region have begun to question the traditional definition of San Dieguito people simply as makers of finely crafted felsite projectile points, domed scrapers, and discoidal cores, who lacked milling technology. The traditional defining criteria for La Jolla sites (manos, metates, "crude" cobble tools, and reliance on lagoonal resources) have also been questioned (Bull 1987; Cárdenas and Robbins-Wade 1985; Robbins-Wade 1986). There is speculation that differences between artifact assemblages of "San Dieguito" and "La Jolla" sites reflect functional differences rather than temporal or cultural variability (Bull 1987; Gallegos 1987). Gallegos (1987) has proposed that the San Dieguito, La Jolla, and Pauma complexes are manifestations of the same culture, with differing site types "explained by site location, resources exploited, influence, innovation and adaptation to a rich coastal region over a long period of time" (Gallegos 1987:30). The classic "La Jolla" assemblage is one adapted to life on the coast and appears to continue through time (Robbins-Wade 1986; Winterrowd and Cárdenas 1987). Inland sites adapted to hunting contain a different tool kit, regardless of temporal period (Cárdenas and Van Wormer 1984).

Several archaeologists in San Diego, however, do not subscribe to the Early Prehistoric/Late Prehistoric chronology (see Cook 1985; Gross and Hildebrand 1998; Gross and Robbins-Wade 1989; Shackley 1988; Warren 1998). They feel that an apparent overlap among assemblages

identified as "La Jolla," "Pauma," or "San Dieguito" does not preclude the existence of an Early Milling period culture in the San Diego region, whatever name is used to identify it, separate from an earlier culture. One problem these archaeologists perceive is that many site reports in the San Diego region present conclusions based on interpretations of stratigraphic profiles from sites at which stratigraphy cannot validly be used to address chronology or changes through time. Archaeology emphasizes stratigraphy as a tool, but many of the sites known in the San Diego region are not in depositional situations. In contexts where natural sources of sediment or anthropogenic sources of debris to bury archaeological materials are lacking, other factors must be responsible for the subsurface occurrence of cultural materials. The subsurface deposits at numerous sites are the result of such agencies as rodent burrowing and insect activity. Recent work has emphasized the importance of bioturbative factors in producing the stratigraphic profiles observed at archaeological sites (see Gross 1992). Different classes of artifacts move through the soil in different ways (Bocek 1986; Erlandson 1984; Johnson 1989), creating vertical patterning (Johnson 1989) that is not culturally relevant. Many sites which have been used to help define the culture sequence of the San Diego region are the result of just such nondepositional stratigraphy.

The Late Prehistoric period is represented by the San Luis Rey complex in northern San Diego County and the Cuyamaca complex in the southern portion of the county. The San Luis Rey complex is the archaeological manifestation of the Shoshonean predecessors of the ethnohistoric Luiseño (named for the San Luis Rey Mission). The Cuyamaca complex represents the Yuman forebears of the Kumeyaay (Diegueño, named for the San Diego Mission). Agua Hedionda is traditionally considered to be the point of separation between Luiseño and Northern Diegueño territories.

Elements of the San Luis Rey complex include small, pressure-flaked projectile points (Cottonwood and Desert Side-notched series); milling implements, including mortars and pestles; *Olivella* shell beads; ceramic vessels; and pictographs (True et al. 1974). Of these elements, mortars and pestles, ceramics, and pictographs are not associated with earlier sites. True noted a greater number of quartz projectile points at San Luis Rey sites than at Cuyamaca complex sites, which he interpreted as a cultural preference for quartz (True 1966). He considered ceramics to be a late development among the Luiseño, probably learned from the Diegueño. The general mortuary pattern at San Luis Rey sites is ungathered cremations.

The Cuyamaca complex, reported by True (1970), is similar to the San Luis Rey complex, differing in the following points:

1. Defined cemeteries away from living areas;
2. Use of grave markers;
3. Cremations placed in urns;
4. Use of specially made mortuary offerings;
5. Cultural preference for side-notched points;
6. Substantial numbers of scrapers, scraper planes, etc., in contrast to small numbers of these implements in San Luis Rey sites;
7. Emphasis placed on use of ceramics; wide range of forms and several specialized items;

8. Steatite industry;
9. Substantially higher frequency of milling stone elements compared with San Luis Rey;
10. Clay-lined hearths (True 1970:53-54).

Both the San Luis Rey and Cuyamaca complexes were defined on the basis of village sites in the foothills and mountains. Coastal manifestations of both Luiseño and Kumeyaay differ from their inland counterparts. Fewer projectile points are found on the coast, and there tends to be a greater number of scrapers and scraper planes at coastal sites (Robbins-Wade 1986, 1988). Cobble-based tools, originally defined as "La Jolla", are characteristic of coastal sites of the Late Prehistoric period, as well (Cárdenas and Robbins-Wade 1985:117; Winterrowd and Cárdenas 1987:56).

The subject property is located within the boundaries of the historic El Cajón Rancho and near Rancho de la Cañada de los Coches. The Los Coches Rancho was the smallest in what is now San Diego County and was granted to Doña Apolinaria Lorenzana in 1843. The El Cajón Rancho was granted to Doña Maria Antonia Estudillo de Pedroena in 1845. Before that time it had been used by the San Diego Mission as pasture for their cattle. Los Coches was apparently used for grazing the mission's hogs (hence its name which means "the glen of the hogs"), and this use may have continued after the grant to Lorenzana (Moyer 1969:82).

### **Previous Research**

Records searches were received from the South Coastal Information Center (SCIC) and the San Diego Museum of Man for the project area and a one-mile radius around it (Confidential Appendix A). The project area itself was never surveyed for cultural resources in the past. As summarized in Table 1, 16 archaeological sites and three isolated artifacts have been recorded within a mile of the project property. The most frequently recorded site type is bedrock milling features with associated artifacts, with eight having been recorded within a mile of the project area. Two additional sites consist of isolated bedrock milling features with no associated artifacts. There are two sites described as sparse artifact scatters. Historic resources include three separate sites, each with structures and associated historic debris. A single site is a map location with no information available.

### **III. RESEARCH DESIGN**

The basic research question addressed on this project is, "Are there archaeological sites on the subject property?" If prehistoric cultural resources are located, questions of chronology, site function, settlement pattern, and resource use will be addressed to the extent possible with survey-level data. If historic archaeological materials are found, research questions will include those concerning possible association with the Mexican Rancho system, the development of rural communities, and changing land use.

#### IV. METHODS

The project area was surveyed for cultural resources by Affinis archaeologists under the direction of Affinis Principal Archaeologist G. Timothy Gross, supervised by Matt Sivba, on September 13, 2005. To the extent feasible, the property was walked in parallel transects spaced 10 m to 15 m apart. Dense non-native grasses limited visibility over the majority of the project

Table 1. Sites recorded within a one-mile radius of the project area.

CA-SDI-#	SDM-W-#	Site Description (from site records)	Recorder, Date (site records)
142	---	No data available.	---
143	---	Bedrock milling features with an artifact scatter of mano fragments, fire affected rock, and pottery.	Lipetzky, 1972
5046	---	Previously contained bedrock milling features that are now destroyed. Very sparse artifact scatter remains.	Oetting, 1979 Roth, 1991
5799	1825	Isolated bedrock milling feature within the boundaries of CA-SDI-9775.	Van Horn/ Aasved, 1978 Strudwick/ Rhodes, 1993
6883H	---	Historical adobe structure with extensive remodeling/additions apparent. Not significant as a historical resource.	Pettus, 1979 Roth, 1991
9238	---	Isolated bedrock milling features with no artifacts.	Noah, 1981
9774	---	Bedrock milling feature with associated artifacts.	Cook, 1983 Strudwick/ Rhodes, 1993
9775	---	Temporary habitation site with bedrock milling features and artifacts. Should include CA-SDI-5799 within its boundaries.	Cook, 1983 Strudwick/ Rhodes, 1993
9776	---	Isolated artifact scatter.	Cook, 1983 Strudwick/ Rhodes, 1993.

CA-SDI-#	SDM-W-#	Site Description (from site records)	Recorder, Date (site records)
12,310	---	Bedrock milling features and artifacts of pottery, debitage, and manos.	Robbins-Wade, 1991
12,311H	---	Two historic houses dating to 1908 with additions in 1950. Noted to be of substandard construction and fair condition.	Robbins-Wade, 1991
13,187	---	Low density lithic scatter.	Strudwick/ Rhodes, 1993
13,189	---	Bedrock milling features and associated milling artifacts.	Strudwick/ Rhodes, 1993
15,975	---	Bedrock milling features and associated artifacts.	Robbins-Wade, 2001
15,976	---	Bedrock milling features and associated artifacts.	Robbins-Wade, 2001
16,886	---	Historic residence and commercial structures related to a former chicken ranch dating from the late 1940-1950s.	McGinnis, 2004
I-621		Isolated broken bi-face and flake.	Studwick/ Rhodes, 1993
I-622		Isolated bifacial mano.	Studwick/ Rhodes, 1993
I-623		Isolated desert side-notched point.	Studwick/ Rhodes, 1993

area where the soil was disturbed for agricultural purposes. An area of dense, native chaparral limited visibility and mobility on the northern side of the project. Any paths, graded areas, geological test pit locations, and cleared patches were inspected for evidence of cultural resources.

The Project Historian, Stephen Van Wormer, inspected the property and reviewed maps and historic aerial photographs of the property. He conducted research into the history of the property, including analysis of a chain of title. On February 17, 2006, he visited the property with the Principal Archaeologist. The results of the historical evaluation are presented below and the report of that investigation is included as the Appendix to this report. A Department of Parks and Recreation Primary Site Form was also filled out for the property and is included in the Confidential Appendix.

In addition, the senior archaeologist contacted the State Native American Heritage Commission and the Barona Band of Mission Indians, in order to solicit information regarding potential Native American concerns.

## V. REPORT OF FINDINGS

No archaeological resources had been previously recorded within the property, and none were found on the current survey. Ground visibility was poor in portions of the project area, due to heavy vegetation and grass cover. Other areas offered relatively good visibility. Exposed bedrock outcrops were checked for bedrock milling features, but none were found. Due to the poor ground visibility over much of the project site, there is a potential for archaeological resources that could not be seen during the survey, although the past disturbance suggests that these are not likely to be important, if they are present.

A house and some associated structures are present on the knoll on the northern portion of the property (Figure 4). The house is visible on the 1928 air photos (Robbins-Wade 2004:2) and on subsequent maps. In the 1928 air photograph it is clear that most of the property was under cultivation at that time (Figure 5). Based on a field inspection of the house and on background research, including analysis of a chain of title, the house is not eligible for the California Register of Historic Places (see the Appendix to this report).

## VI. MANAGEMENT CONSIDERATIONS

The cultural resources survey of the proposed Settlers Point project was conducted on September 13, 2005. No cultural resources were found on the property. The house on the parcel was evaluated for historic significance, as explained in the Appendix. The structure is not considered to be eligible for the California Register of Historic Places or a local register and is not, therefore, a significant resource.

Since no important cultural resources were located on this survey, the proposed project should have no affect on cultural resources. Because ground visibility was poor during the survey and because of the history of agriculture on the property, it is possible that buried archaeological resources exist. For that reason, monitoring of grading by a qualified archaeologist is recommended. Beyond the monitoring, no mitigation measures are warranted.

## VII. REFERENCES

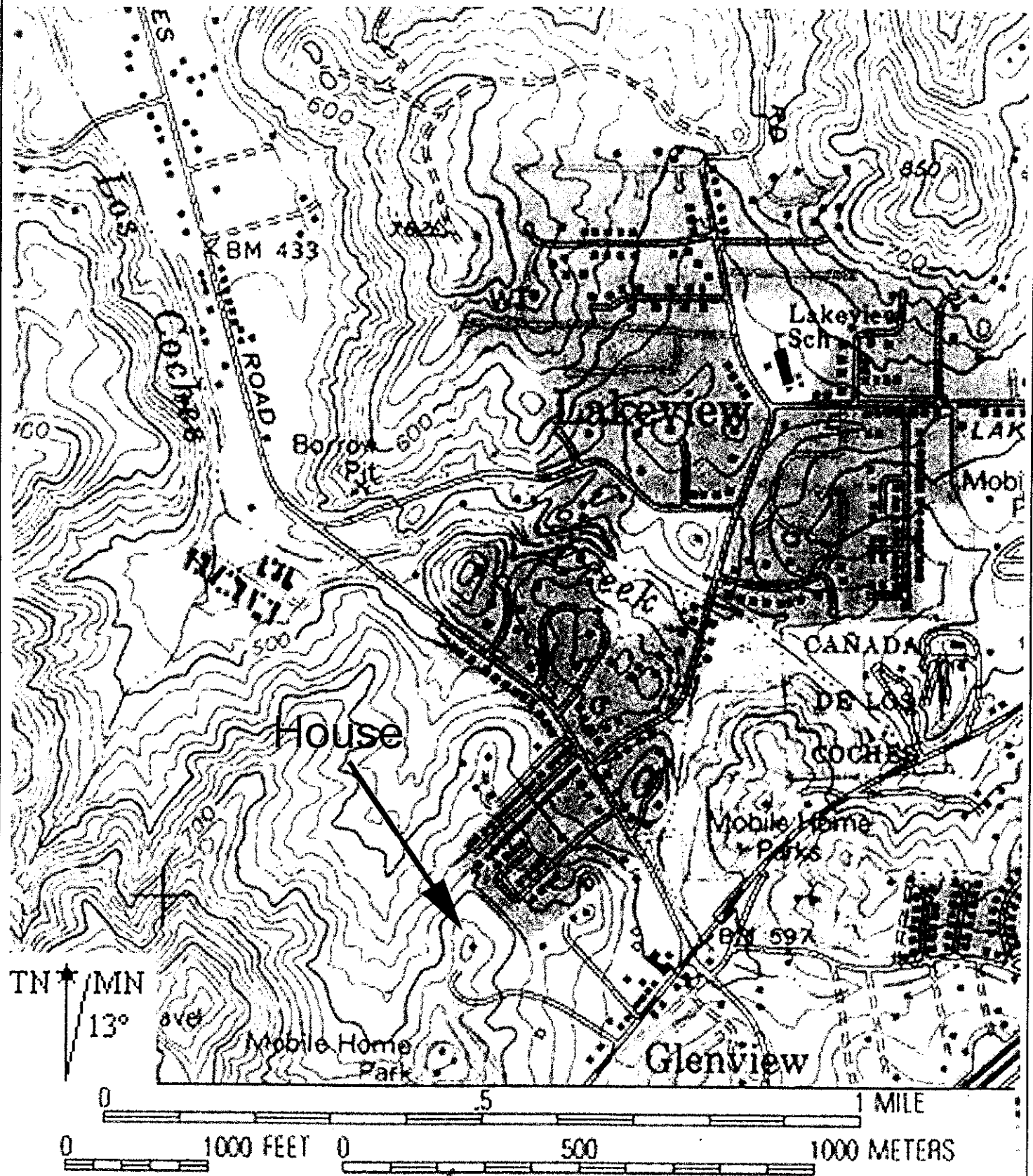
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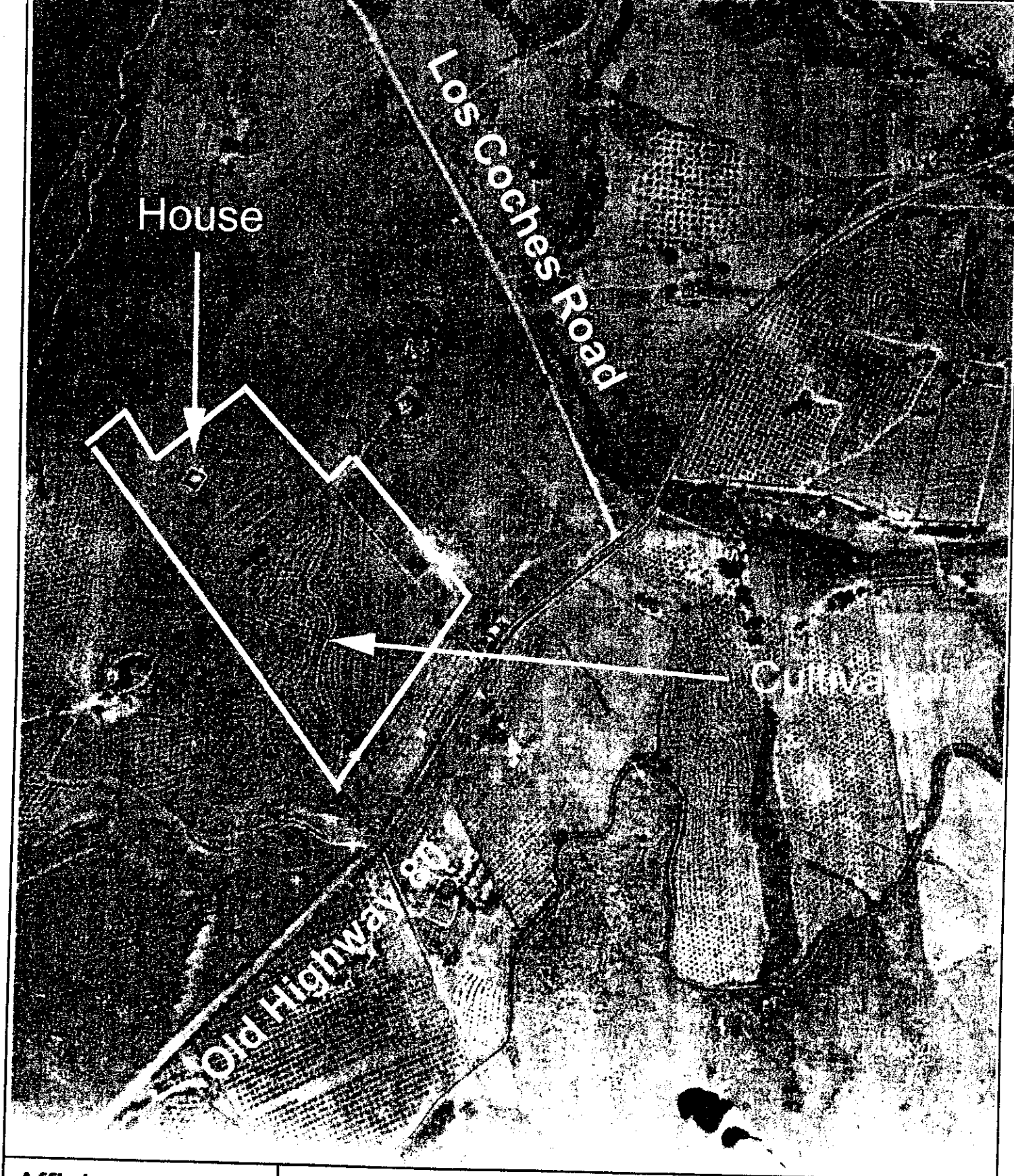
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Location of the house  
on the Settlers Point Property

Figure 4



### **Affinis**

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A portion of the 1928 aerial photograph showing  
the house on the Settlers Point property

Figure 5

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**Appendix**  
**Historic Evaluation of the House on the Settlers Point Property**

**by Stephen R. Van Wormer**  
**March, 2006**





## INTRODUCTION

This report provides a historical and architectural assessment of a house located at 13240 Old Highway 80 in Lakeside, California. The area was part of the Mexican Period land grant Rancho Los Coches. It was settled by pioneer farmers during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. At this time the area was known as Lakeview, and was the location of a community of farming families centered around Lakeview School.

The house is not historically or architecturally significant. It is not associated with early pioneer farmers in the region. Although two early Lakeview ranching families owned the parcel neither appears to have lived on the property. Evidence suggests that David and Cora Hutton built the house as a retirement home some time in the early to mid 1920s. The building is typical of the thousands of small to mid sized Mediterranean style homes built throughout Southern California during this period and is not, therefore, architecturally significant.

## HISTORICAL BACKGROUND

Since the late 19<sup>th</sup> century the property has passed through many owners who are listed in the attached chain of title. No structures are shown on the property on the 1901 USGS Map of the area (USGS 1903). The current house on the property does appear on a 1928 aerial photograph (Aerial Photograph 1928). This, and the Mediterranean architectural style of the building, indicates it was built in the 1920s.

From 1889 to 1904 the property was owned by Francis B. Wilde, George W. Frick, and Wendell Easton (Deeds 170:71). These individuals were real estate investors associated with the Pacific Coast Land Bureau of San Francisco. Wilde was the San Diego County agent for the company (Directories 1890 – 1904).

In July 1904 Lakeview rancher Diedrich H. Ehler purchased the property (Deeds 485:274). The Ehlers are first listed in the county directory as living in the area in 1905, suggesting they had recently arrived in the area at the time of the purchase (Directory 1905). Diedrich, and his wife Minnie had three children that attended Lakeview School (School Census Marshall's Report 1908, 1910), and Minnie was active in community affairs and served on the school board (Certificate of Election of Clerk 1906). It appears, however, that they did not reside on the property due to the fact that they continued to be listed in the county directories as living in the area after the parcel was purchased by J.W. Rogers in 1910 (Deeds 488:226). Rogers was also a local rancher whose children attended Lakeview School (Directories 1910-1911, School Census Marshall's Report 1910). In March 1911 he sold the property to W.J. Stevens and J.C. Hartley (Deeds 520:66). Hartley was a real estate developer who had established the North Park subdivision in the City of San Diego (*San Diego Evening Tribune* 1-27-1967). The following August the parcel was conveyed to George Hartley of Prosper, Oregon (Deeds 533:267).

Over the next several years the property frequently changed owners (see attached chain of title). In 1921 it was purchased by David and Cora Hutton (Deeds 859:445). Originally from Texas, they

were living on their farm in Yuma County, Colorado prior to buying the parcel (Census 1920). The Huttons owned the property until 1926, and remained involved in it until 1929. It was during this period that the house was built. As already mentioned, it appears on 1929 aerial photograph and the Mediterranean architectural style dates to the 1920s (McAlester & McAlester 1986).

The Huttons are not listed in the local directories for either the Lakeside or Lakeview areas (Directories 1920 – 1935). Their name does appear on the 1930 Federal Census as living in the El Cajon Area. David was 67 and Cora about 57 years of age. They had no occupation, suggesting they were retired (Census 1930). This circumstantial evidence provided by the 1920 and 1930 Federal Census suggests that the Huttons retired from their Colorado farm when they purchased the property in 1921. They built the Mediterranean Style house between 1921 and 1928 when it appears on the aerial photograph.

From 1926 until 1929 the ownership is confusing. On March 15, 1926 the Huttons conveyed the property to B.B. and Kearna Black (Deeds 996:64). In June 1929 the Huttons again conveyed the property to Jacob W. and Elsie Brem (Deeds 1646:452).

Several other individuals including the Cuyamaca State Bank became involved in the property through the 1930s and 40s. The parcel was not held by a single individual for as long as 5 years (see attached chain of title). None of the individuals involved with the property during this period were listed in the San Diego County directories as living in the Lakeside area, nor did their names appear in the *San Diego Union* newspaper index or the Biographical Files of the San Diego Historical Society. It appears that most were absentee owners who did not use the property as a primary residence and held it for only a few years. Finally in 1957 William and Ruth Odom purchased the property (Official Records 6689:297). William was a dentist who died in 1973 (*San Diego Union* 10-2-1973). The Odom family still owns the property.

## ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE ASSESSMENT

The house is located on the top of a high knoll and accessed from Old Highway 80 by a long, narrow, tree lined drive. The building is a single story, “U” shaped, Mediterranean style, wood frame house, supported by a perimeter concrete foundation. It is covered with white stucco and has a Spanish style ceramic tile roof and wood framed, double hung sash windows. A series of three arched windows are located on the east façade. A separate garage on the north side of the house is built in the same style.

In conclusion, the house is not historically or architecturally significant. It is not associated with early pioneer farmers in the region. Although two early Lakeview ranching families owned the parcel, the Ehlers and the Rogers, neither appears to have lived on the property. Evidence suggests that David and Cora Hutton built the house as a retirement home some time in the early to mid 1920s. The building is typical of the thousands of small to mid sized Mediterranean style homes built throughout Southern California during this period and is not, therefore, architecturally significant.

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### USGS

1903 Cuyamaca Quadrangle.



**Figure 1: East façade of the house, showing the three arched windows.**

# Chain of Title

#	date	what	from	origin	to	citation
1	9-15-1890	Grant deed	Francis B Wilde	Wilde, Frick & Easton=San Francisco	George W. Frick AND Wendell Easton	Book 170, page 71, of deeds
2	7-5-1904	Grant deed	Francis B Wilde AND Sarah M. Wilde	Wilde= Los Angeles; Ehler=Downey	D H Ehler	Book 346, page 351, of deeds
3	4-7-1910	Grant deed	D H Ehler AND Minnie E Waterburg	Ehler & Minnie Waterburg appeared in San Diego for notary	Annette E Waterburg	Book 485, page 274, of deeds
4	7-7-1910	Grant deed	Annette E Waterburg	Annette Waterburg of Lake View, San Diego; Recorded in San Diego	John W Rogers	Book 488, page 226, of deeds
5	3-4-1911 (probable date)	Grant deed	John W Rogers AND Annie Rogers	Rogers & Rogers recorded in Jefferson County, Oklahoma	W J Stevens AND J C Hartley	Book 520, page 66, of deeds
6	8-21-1911	Grant deed	W J Stevens AND Delia A Stevens; & J C Hartley AND Ella S Hartley	WJ & DA Stevens, and JC Hartley & ES Hartley of San Diego; George Hartley of Prosper, Oregon	George Hartley	Book 553, page 267, of deeds
7	10-12-1914	Grant deed	George Hartley AND Minnie E Hartley	Notarized in San Diego	J T Corcoran	Book 669, page 95, of deeds
Note: M Alice Beatty & Glenn Howard both had mortgages on this property						
8	10-29-1914	Grant deed	J T Corcoran AND Clara Corcoran	Notarized in San Diego	Judson Burch AND Ann Burch	Book 665, page 238, of deeds
9	6-24-1915	Grant deed	Judson Burch AND Ann Burch	Notarized in San Diego	B Brown	Book 681, page 384, of deeds
10	12-15-1919	Decree	Edwin Reed (estate administrator for Mary A Brown-Whitewell, deceased, & David T Whitewell, & The Church Erection Society of the United Brethren in Christ)	"Becker* Brown of the County of San Diego"	Beecher* Brown	Book 799, page 43, of deeds  *Beecher/Becker/Becher?; hard to read
11	11-17-1919	Grant deed	Becker* Brown	Notarized in Fountain County, Indiana	A M Rowley	Book 796, page 439, of deeds  *Beecher/Becker/Becher?; hard to read

12	7-13-1921	Grant deed	A M Rowley AND Earla S Rowley	AM Rowley= Notarized in San Diego; ES Rowley= Notarized in Springfield, Massachusetts	David Hutton	Book 859, page 445, of deeds
13	3-15-1926	Grant deed	D Hutton, aka David Hutton AND Cora Hutton	Notarized in San Diego	B B Black AND Kearna Black	Book 996, page 64, of deeds
14	6-35-1929	Grant deed	David Hutton AND Cora Hutton	Notarized in Stanislaus	Jacob W Brem AND Elsie M Brem	Book 1646, page 452, of deeds
15	8-8-1932	Grant deed	B B Black AND Zoanna Black	Notarized in San Diego	Cuyamaca State Bank	Book 180, page 250, of official records
16	2-8-1933	Quitclaim deed	Ida W Park	Notarized in San Diego	Jacob W Brem AND Elsie M Brem	Book 179, page 474, of official records
17	2-7-1933	Grant deed	Jacob W Brem AND Elsie M Brem	Notarized in San Diego	Wilhelmine Rosenthal	Book 190, page 346, of official records
18	8-11-1934	Grant deed	Cuyamaca State Bank	Cuyamaca Bank of El Cajon; Notarized in San Diego	B B Black AND Zoanna Black	Book 330, page 24, of official records
19	2-13-1937	Grant deed	B B Black AND Zoanna Black	Notarized in San Bernardino; "Recorded at request of Joanna (sic) Black, Lakeside"	Victor Johnson AND Eliza Johnson	Book 638, page 71, of official records
20	5-20-1938	Grant deed	Wilhelmine Ross, aka Vilma Ross, previously Wilhelmine Rosenthal AND Albert A Ross	Notarized in San Diego	R M Waddell AND Ange Waddell	Book 797, page 92, of official records
21	7-20-1939	Grant deed	R M Waddell AND Ange Waddell	Notarized in San Diego	W Grant Fraser AND Helen M Fraser	Book 931, page 122, of official records
22	7-29-1939	Grant deed	W Grant Fraser AND Helen M Fraser	Notarized in Riverside	A V Jester AND Ida B Jester	Book 932, page 74, of official records
23	10-11-1939	Grant deed	A V Jester AND Ida B Jester	Notarized in Riverside	A T McCarty AND Louisa McCarty	Book 960, page 69, of official records
24	1-26-1943	Grant deed	A T McCarty AND Louisa McCarty	Notarized in San Diego	Edward H Calvert AND Ethel H Calvert	Book 1450, page 396, of official records
25	1-25-1947	Quitclaim deed	Cora Hutton	Notarized in San Diego	Southern Title & Trust Co.	Book 2346, page 205, of official records
26	2-7-1947	Grant deed	Victor Johnson AND Eliza Johnson	Notarized in Riverside	Southern Title & Trust Co.	Book 2346, page 218, of official records

27	1-29-1947	Grant deed	B B Black AND Zoanna Black	Notarized in San Diego	Southern Title & Book 2346, page 225, of Trust Co official records
28	1-30-1947	Grant deed	Edward H Calvert AND Ethel H Calvert	Notarized in San Diego	Southern Title & Book 2810, page 467, of Trust Co official records
29	4-13-1948	Grant deed	Southern Title & Trust Co	Notarized in San Diego	Edward H Calvert AND Ethel H Calvert Book 2810, page 469, of official records
30	10-29-1949	Grant deed	Edward H Calvert AND Ethel H Calvert	Notarized in San Diego	Rex R Hyman AND Ethel A M Hyman Book 3384, page 491, of official records
31	7-29-1957	Grant deed	Rex R Hyman AND Ethel A M Hyman	Notarized in San Diego; Dr & Mrs Odom's mailing address=6114 University Ave, San Diego 15, Calif Notarized in San Diego; "property commonly known as 13240 Highway 80, El Cajon, Calif	William P Odom AND Ruth C Odom Book 6689, page 297, of official records
32	3-16-1978	Judgment of final distribution	William P Odom, aka William Pierce Odom		Ruth C Odom Instrument No. 78-104633, of official records
33	4-1-1997	Quitclaim deed	William Edwin Moring		Ruth C Odom Instrument No. 97-0202651, of official records
34	4-1-1997	Trust transfer deed	Ruth C Odom		The Ruth C Odom Trust Instrument No. 97-0202652, of official records
35	9-1-2001	Trust transfer deed	The Ruth C Odom Trust		The Ruth C Odom Trust Instrument No. 99-0603383, of official records
36	9-21-2001	Grant deed	The Ruth C Odom Residence Trust #1		Daniel B Odom AND Thomas B Odom, (Successor trustees) Instrument No. 2001- 0682041, of official records
37	9-5-2002	Trust distribution deed	Daniel B Odom AND Thomas B Odom		Daniel B Odom AND Thomas B Odom, FOR William Odom Jr Instrument No. 2002- 0987391, of official records